

September 21, 2022

Minutes of September 21, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; June Nelson, Secretary

1. Minutes: September 06, 2022 Approved

2. Administrative Items

- 2.1 File No: LVB112219** - Request for final approval of Bridger Butler Subdivision consisting of 4 lots, and road dedication. Located in the A-1 zone, at approximately 2843 S 4700 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

5/12/2020 – Preliminary approval granted.

9/15/2020 – Recommendation of final approval given from Western Weber Planning Commission. 9/17/2020 – Extension request granted.

The applicant is requesting final approval of Bridger Butler Subdivision consisting of one existing, and three new lots, located at approximately 2843 S 4700 W in the A-1 Zone. Access for each of the four lots is provided via a 30-foot private access easement that was recently approved under file AAE 2020-01. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff Recommendation

Staff recommends final approval of the Bridger Butler Subdivision consisting of four lots, located at approximately 2843 S 4700 W, in Taylor, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. Resolution to the three existing boundary line discrepancies identified in the submitted title report will be required simultaneously with the recording of the final plat.
2. Prior to recording the final plat, final improvement plans will need to be reviewed and approved by the County Engineer.
3. Prior to recording the final plat, approved improvements will either need to be installed or a financial guarantee will need to be approved and submitted. Should the applicant desire to submit a financial guarantee for improvements that exceed \$25,000, such a guarantee will need to be approved by the County Commission.
4. Prior to recording the final plat, the proposed right-of-way dedication will need to be approved and accepted by the County Commission.
5. Application review fees were collected based on a 3 lot subdivision. However, with the subdivision consisting of 4 lots, additional review fees will need to be submitted in the amount of \$75.00 (\$25.00 Planning, \$25.00 Engineering, & \$25.00 Surveying).
6. At the time the final plat is recorded, the owner will also be required to record the following agreements or covenants:
 - a. Declaration of Deed Covenant Concerning Provision of Irrigation Water
 - b. Onsite Wastewater Disposal Systems Deed Covenant and Restriction
 - c. Deferral of Public Improvements Agreement for curb, gutter, and sidewalk along the subdivision's frontage of 4700 West
 - d. Alternative Access Equitable Servitude and Covenant
7. Final approval letters from Taylor-West Weber Water and Hooper Irrigation will need to be submitted or **sign the final plat** prior to recording the final plat.

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This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Administrative final approval of Cash Cow Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report with additional wording added to condition number 7.

Date of Administrative Approval: 9/21/2022

Approved by Rick Grover based on the findings and conditions listed in the staff report with the addition of item 6 in the minutes.

ADJOURN

Respectfully Submitted,
June Nelson
Lead Office Specialist